



24 Cowick Street, Exeter, Devon, EX4 1AL

Freehold retail investment | Popular and busy shopping parade | Well established tenant | Good private or SIPP investment |

Rent: £14,900 p.a. | **Guide price: £185,000**





## LOCATION

Exeter is the county town and the major regional shopping centre for the county of Devon. It has a population of approximately 130,000 with a catchment in the order of 300,000.

Exeter is well served by transport communications with the M5 motorway running to the east of the city and dual carriageway access to Plymouth and Cornwall beyond. It also benefits from an intercity railway station and international airport. It also provides significant employment areas and a city centre represented by the majority of the national retailers and banks.

The district of St Thomas is a well-established residential suburb south east of the city centre and on the southern side of the river Exe which divides the city. It is within walking distance of the main city centre and there are regular bus services. It benefits from a popular local shopping parade and precinct including Bath Travel, Coop, Greggs and Dominos.

The subject property is situated on Cowick Street, directly opposite the St Thomas Shopping Centre which includes a public car park and a number of national retailers. Other occupiers include a charity shop, post office, tanning salon, nail bar, takeaway and estate agents.

## DESCRIPTION

The property comprises a mid terrace period building providing a ground floor retail unit and first floor office together with two basic store rooms. Outside there is an enclosed courtyard with access only through the shop.

## ACCOMMODATION

Floor	Description	Sq.ft	Sq.m
Ground	Sales & ancillary	653	60.5
First	Office	222	20.6
First	Stores	197	18.28
<b>Total:</b>		<b>1,072</b>	<b>99.38</b>

## TENANCY

The property is held by way of a full repairing and insuring lease for a term of 15 years from 29th September 2014 by Bradleys Group Limited. Company Registration number: 02866127. Bradleys Group Ltd was incorporated in October 1993.

The passing rent is £14,900 per annum subject to review on a 5 yearly basis.

The tenant had a option to break at the end of September 2024 which was not exercised.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

C73 valid until 26th February 2036.

## PHOTOS



Front elevation



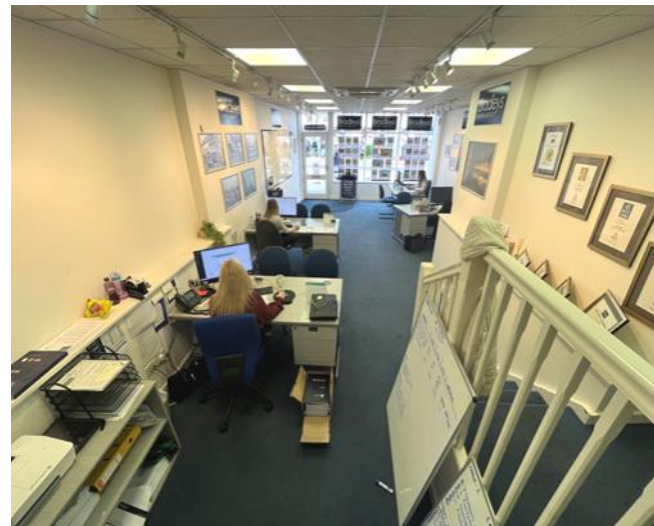
Ground floor retail



First floor office



Courtyard



Ground floor retail



First floor store

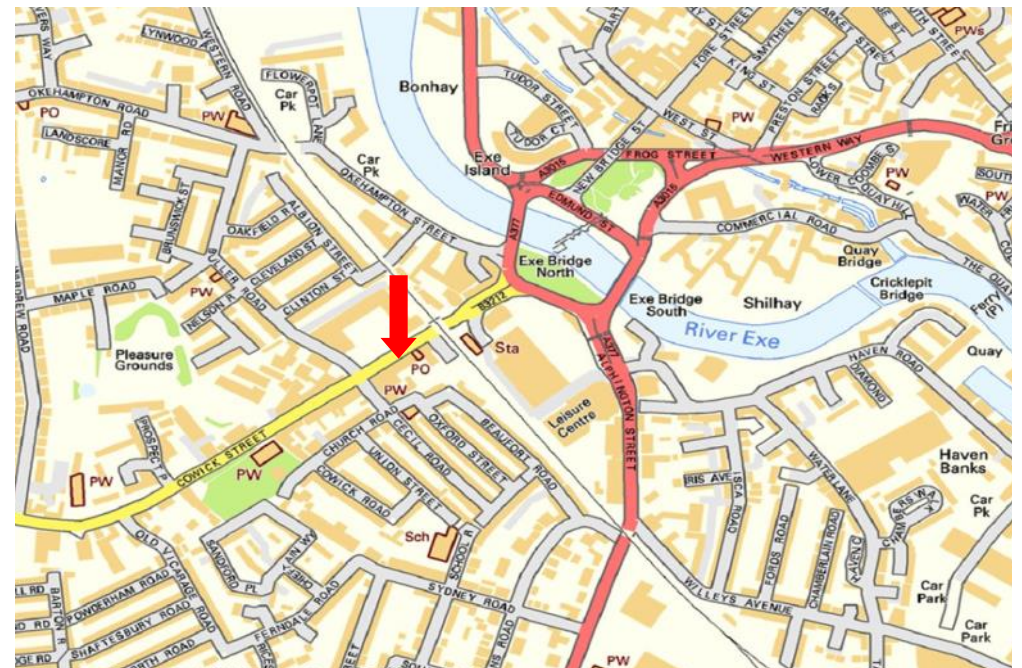
## FLOOR PLAN



24 Cowick Street, St Thomas, Exeter, EX4 1AL

For identification only - Not to scale.

## LOCATION PLANS



## PROPOSAL

The property is offered for sale freehold at a guide price of **£185,000**.

## TENURE

Freehold.

## VAT

VAT is not applicable to the sale.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

Contact: Damian Cook MRICS  
Tel: 07970 743203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)



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